

**Naples Planning and Land Use  
Regular Meeting  
June 16, 2015**

**Commission Present:** Chris Clark, Szeth Simmons, Andrew Bentley, Mark Partridge, Cresta Slauch

**Commission Absent:** Kerry Kinney

**Others Present:** Kenneth Reynolds, Connie Patton, Dale Peterson, Joshua Bake, Dean Baker, Jim Harper

**Verification of full Quorum** Vice Chair Cresta Slauch verified a full Quorum  
All Commission Members will be voting in tonight's meeting.

**Approval of Agenda** Cresta asks for a motion to approve the agenda for June 16, 2015. Chris made the motion to approve the agenda for June 16, 2015 meeting, Mark seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Szeth Simmons</b>	<b>Aye</b>
<b>Andrew Bentley</b>	<b>Aye</b>
<b>Mark Partridge</b>	<b>Aye</b>
<b>Cresta Slauch</b>	<b>Aye</b>

Motion carried with all voting Aye.  
None opposed.

**Disclosures** None

**Approval of Minutes** Cresta asks for questions or comments on the approval of minutes for June 16, 2015. Chris motions to except the June 16, 2015 minutes. Szeth seconds the motion.

All in favor:	<b>Chris Clark</b>	<b>Aye</b>
	<b>Szeth Simmons</b>	<b>Aye</b>
	<b>Andrew Bentley</b>	<b>Aye</b>
	<b>Mark Partridge</b>	<b>Aye</b>
	<b>Cresta Slauch</b>	<b>Aye</b>

Motion carried with all voting Aye.  
None opposed

**Administrative Training** The Commission was presented with training concerning  
Nonconforming Uses/Noncomplying Structures

(32) "Noncomplying structure" means a structure that:

- (a) legally existed before its current land use designation; and
- (b) because of one or more subsequent land use ordinance changes, does not conform to the setback, height restrictions, or other regulations, excluding those regulations, which govern the use of land.

(33) "Nonconforming use" means a use of land that:

- (a) legally existed before its current land use designation;
- (b) has been maintained continuously since the time the land use ordinance governing the land changed; and
- (c) because of one or more subsequent land use ordinance changes, does not conform to the regulations that now govern the use of the land.

## **PLANNING**

- Section 02-31-014 **Design Standards, Area and Access Requirements-*Minimum Street width***  
Proposed amendment to allow a reduction in the minimum road width serving a residential property approved on a special circumstances.
- Section 02-28-005 **Industrial Zone-Special Provisions**
  - To analyze and look at possible revisions to ordinance 02-28-005 to when it is required to place a masonry fence between Industrial Zones and Residential Zones when it adjoins the Residential use. Currently the ordinance states that a masonry fence is required when it “adjoins” a residential use.

After a lengthy discussion a recommendation was made to amend the current ordinance to include.

1. Industrial use that adjoins a R1 or R2 Zone would require a minimum six foot high, ascetically pleasing, vision obscuring, privacy fence or wall of a neutral color, with a minimum 90% fill.
2. Give the Planning Administrator the authority to approve on a case by case basis, the design and construction of an ascetically pleasing, vision obscuring fence of a neutral color, to be constructed between an Industrial use and a Residential use.

### **Action Items**

None

### **Administrative:**

None

**Items For Future Discussion** Public Hearing on the cause way. Property Abuts vs. Adjoins, fencing.

**MOTION** Andrew made a motion to schedule a public hearing for Section 02-31-014 **Design Standards, Area and Access Requirements-*Minimum Street width*** and for Section 02-28-005 **Industrial Zone-Special Provisions**

Mark seconds the motion.

All in favor:	<b>Chris Clark</b>	<b>Aye</b>
	<b>Szeth Simmons</b>	<b>Aye</b>
	<b>Andrew Bentley</b>	<b>Aye</b>
	<b>Mark Partridge</b>	<b>Aye</b>
	<b>Cresta Slaugh</b>	<b>Aye</b>

Motion carried with all voting Aye.  
None opposed

## **ADJOURN**

Andrew made a motion to adjourn, Szeth seconds the motion.

All in favor:	<b>Chris Clark</b>	<b>Aye</b>
	<b>Szeth Simmons</b>	<b>Aye</b>
	<b>Andrew Bentley</b>	<b>Aye</b>
	<b>Mark Partridge</b>	<b>Aye</b>
	<b>Cresta Slaugh</b>	<b>Aye</b>

Motion carried with all voting Aye.  
None opposed

**The next Planning and Zoning meeting will be held July 21<sup>st</sup> 2015 in the Naples City Council Chambers @ 7:30 P.M.**